114.0	0001	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	788,100	/	788,100
USE VALUE:	788,100	/	788,100
ASSESSED:	788,100	/	788,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
251		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STODDARD ADAM C
Owner 2:	GREENE CAROLYN
Owner 3:	
Street 1:	251 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEBLANC JAMIE P -
Owner 2:	LEBLANC CHRISTINE P -
Street 1:	251 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .205 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2300 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8915.000	306,900		481,200	788,100
Total Card	0.205	306,900		481,200	788,100
Total Parcel	0.205	306,900		481,200	788,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.59 | /Parcel: 342.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72879
GIS Ref	
GIS Ref	
Insp Date	03/22/19

!8842!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,900	0	8,915.	481,200	788,100		Year end	12/23/2021
2021	101	FV	295,100	0	8,915.	481,200	776,300		Year End Roll	12/10/2020
2020	101	FV	295,100	0	8,915.	481,200	776,300	776,300	Year End Roll	12/18/2019
2019	101	FV	328,000	0	8,915.	488,100	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	328,000	0	8,915.	364,300	692,300	692,300	Year End Roll	12/20/2017
2017	101	FV	328,000	0	8,915.	330,000	658,000	658,000	Year End Roll	1/3/2017
2016	101	FV	328,000	0	8,915.	316,200	644,200	644,200	Year End	1/4/2016
2015	101	FV	270,700	0	8,915.	268,100	538,800	538,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:01:30

LAST REV

Date	Time
04/17/19	12:58:25
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8842

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEBLANC JAMIE P	1536-70	1	10/30/2018		809,000	No	No		
LEBLANC JAMIE P	1347-103		12/3/2007	Family	1	No	No		
RITCHIE JOHN L	1328-120		10/31/2006		529,000	No	No		
RITCHIE JOHN/ET	1152-44		2/26/1996		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2010	199	Redo Bas	14,007					NEW FINISH TO WATE

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
3/22/2019	Meas/Inspect	DGM	D Mann
3/13/2019	Left Notice	DGM	D Mann
8/23/2018	MEAS&NOTICE	BS	Barbara S
12/2/2008	Measured	189	PATRIOT
2/22/2007	MLS	MM	Mary M
2/4/2000	Meas/Inspect	197	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	72879
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8915		Sq. Ft.	Site		0	70.	0.77	5									481,217						481,200	

Total AC/HA:	0.20466	Total SF/SM:	8915	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	481,217	Spl Credit		Total:	481,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	136.336
Other Features:	85557
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417010
Depreciation:	110091
Depreciated Total:	306919

COMMENTS

ONLY 1/2 OF GAR IS USED AS GAR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

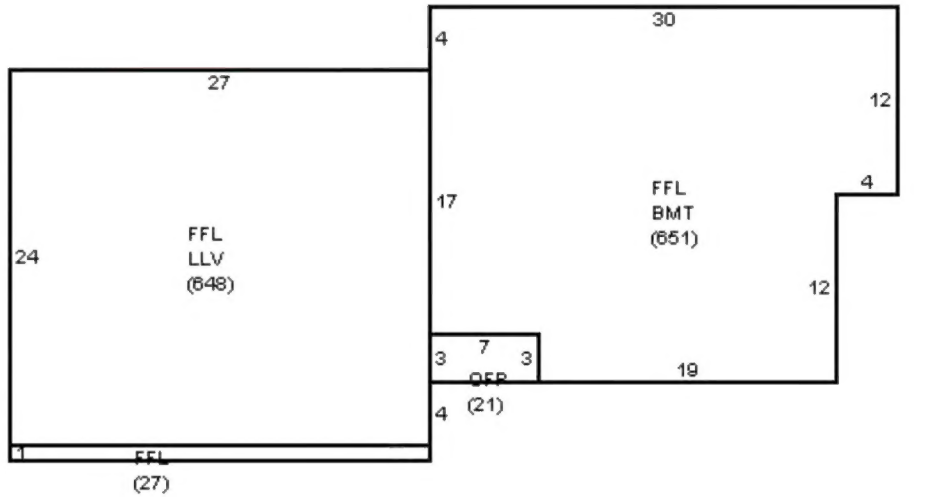
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,326	136.340	180,782
BMT	Basement	651	71.170	46,330
LLV	Lower Level	648	101.080	65,497
OFP	Open Porch	21	44.440	933

Net Sketched Area:	2,646	Total:	293,542
Size Ad	1326	Gross Area	2646	FinArea	2300
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	G	
LLV	100	FLA	70	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	149.97
Special Features:	0	Val/Su Net:	115.99
Final Total:	306900	Val/Su SzAd	231.45

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	4X6	A	AV	1990	0.00	T	23.2	101						

PARCEL ID

114.0-0001-0009.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc